

Independent Auditor's Review Report on the Quarterly and Year to Date Unaudited Consolidated Financial Results of the Company Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended**Review Report to
The Board of Directors
Puravankara Limited**

1. We have reviewed the accompanying Statement of Unaudited Consolidated Financial Results of Puravankara Limited (the "Holding Company") and its subsidiaries (the Holding Company and its subsidiaries together referred to as "the Group"), its associates and joint ventures for the quarter ended September 30, 2020 and year to date from April 1, 2020 to September 30, 2020 (the "Statement") attached herewith, being submitted by the Holding Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").
2. This Statement, which is the responsibility of the Holding Company's Management and approved by the Holding Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, (Ind AS 34) "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

We also performed procedures in accordance with the Circular No. CIR/CFD/CMD1/44/2019 dated March 29, 2019 issued by the Securities and Exchange Board of India under Regulation 33(8) of the Listing Regulations, to the extent applicable.

4. The Statement includes the results of the following entities:
 - i. Puravankara Limited
 - ii. Provident Housing Limited
 - iii. Starworth Infrastructure & Construction Limited
 - iv. Welworth Lanka (Private) Limited
 - v. Welworth Lanka Holding Private Limited
 - vi. Nile developers Private Limited
 - vii. Vaigai Developers Private Limited
 - viii. Centurions Housing and Constructions Private Limited
 - ix. Melmont Construction Private Limited
 - x. Purva Realities Private Limited
 - xi. Purva Star Properties Private Limited



S.R. BATLIBOI & ASSOCIATES LLP

Chartered Accountants

- xii. Purva Sapphire Land Private Limited
- xiii. Purva Ruby Properties Private Limited
- xiv. Grand Hills developments Private Limited
- xv. Prudential Housing and Infrastructure Development Limited
- xvi. Jaganmata Property Developers Private Limited
- xvii. Vagishwari Land Developers Private Limited
- xviii. Varishtha Property Developers Private Limited
- xix. Purva Property Services Private Limited
- xx. Purva Oak Private Limited
- xxi. Purva Pine Private Limited
- xxii. Provident Meryta Private Limited
- xxiii. Provident Cedar Private Limited
- xxiv. IBID Home Private Limited
- xxv. Devas Global Services LLP
- xxvi. D.V.Infrhomes Pvt. Ltd.
- xxvii. Keppel Puravankara Development Private Limited
- xxviii. Propmart Technologies Limited
- xxix. Sobha Puravankara Aviation Private Limited
- xxx. Pune Projects LLP
- xxxi. Purva Good Earth Properties Private Limited
- xxxii. Whitefield Ventures
- xxxiii. Purva Woodworks Private Limited

5. Based on our review conducted and procedures performed as stated in paragraph 3 above and based on the consideration of the review reports of other auditors referred to in paragraph 7 below, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with recognition and measurement principles laid down in the aforesaid Indian Accounting Standards ('Ind AS') specified under Section 133 of the Companies Act, 2013, as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

6. Emphasis of Matter

We draw attention to the following notes to the accompanying financial results:

- (i) Note 05 in connection with an ongoing litigation. Pending resolution of the litigation, based on legal opinion, no provision has been made towards the customer's counter-claims and the underlying receivable and inventory are classified as good and recoverable in the accompanying financial results.
- (ii) Note 06 in connection with certain ongoing legal proceedings in the holding and subsidiary companies. Pending resolution of the legal proceedings, based on legal opinions, no provision has been made towards any claims and the underlying recoverables, deposits and advances are classified as good and recoverable in the accompanying financial results.
- (iii) Note 07 in connection with the management's evaluation of Covid-19 impact on the future business operations and future cash flows of the Group. In view of the uncertain economic conditions, the management's evaluation of the impact on the subsequent periods is highly dependent upon conditions as they evolve.

Our conclusion on the Statement is not modified in respect of these matters.



7. Other Matter

The accompanying Statement of quarterly and year to date unaudited consolidated financial results include the financial results and other financial information in respect of:

- 24 subsidiaries, whose unaudited interim financial results include Group's share of total assets of Rs. 761.24 crores as at September 30, 2020, Group's share of total revenues of Rs. 11.56 crores and Rs. 17.02 crores, Group's share of total net profit after tax of Rs. 2.63 crores and Rs. 2.95 crores and Group's share of total comprehensive income of Rs. 2.63 crores and Rs. 2.95 crores, for the quarter ended September 30, 2020 and for the period from April 1, 2020 to September 30, 2020 respectively, and net cash inflows of Rs. 5.48 crores for the period April 1, 2020 to September 30, 2020, as considered in the Statement, whose financial results and other financial information have been reviewed by their respective independent auditors.
- 4 associates and 1 joint venture, whose unaudited interim financial results include Group's share of net loss of Rs. 0.88 crores and Rs. 1.66 crores and Group's share of total comprehensive loss of Rs. 0.88 crores and Rs. 1.66 crores for the quarter ended September 30, 2020 and for the period from April 1, 2020 to September 30, 2020 respectively, as considered in the Statement, whose financial results and other financial information have been reviewed by their respective independent auditors.

The reports of such other auditors on the unaudited interim financial results and other financial information of these entities have been furnished to us by the Management and our conclusion on the Statement, in so far as it relates to the amounts and disclosures included in respect of these entities, is based solely on the reports of such other auditors and the procedures performed by us as stated in paragraph 3 above.

Our conclusion on the Statement in respect of this matter is not modified with respect to our reliance on the work done and the reports of the other auditors.

For S.R. BATLIBOI & ASSOCIATES LLP
Chartered Accountants
ICAI Firm Registration Number: 101049W/E300004


per Adarsh Ranka
Partner
Membership No.: 209567

UDIN: 20209567AAAAGX6677

Place: Bengaluru, India
Date: November 13, 2020



Statement of Unaudited Consolidated Financial Results for the quarter and six months ended September 30, 2020

(Rs. in Crores)

Sl. No.	Particulars	Quarter ended 30.09.2020 [Unaudited]	Preceding Quarter ended 30.06.2020 [Unaudited]	Corresponding Quarter ended 30.09.2019 [Unaudited]	Year to date figures for the current period ended 30.09.2020 [Unaudited]	Year to date figures for the preceding period ended 30.09.2019 [Unaudited]	Previous Year ended 31.03.2020 [Audited]
1	Income						
	(a) Revenue from operations	211.82	182.35	611.81	394.17	1,241.86	2,128.37
	(b) Other income	8.25	8.18	12.00	16.43	27.50	58.89
	Total income	220.07	190.53	623.81	410.60	1,269.36	2,187.26
2	Expenses						
	(a) Sub-contractor cost	63.69	46.72	69.23	110.41	195.79	376.54
	(b) Cost of raw materials and components consumed	13.51	4.93	20.59	18.44	34.31	76.78
	(c) Land purchase cost	78.55	64.23	6.65	142.78	81.88	97.07
	(d) (Increase)/ decrease in inventories of stock of flats, land stock and work-in-progress	(80.41)	(51.20)	307.04	(131.61)	474.03	735.96
	(e) Employee benefits expense	24.52	28.21	34.89	52.73	70.57	139.26
	(f) Finance cost	87.86	83.92	83.57	171.78	172.79	343.13
	(g) Depreciation and amortization expense	5.29	5.19	5.50	10.48	10.74	22.79
	(h) Other expenses	39.65	30.60	52.81	70.25	120.20	252.35
	Total expenses	232.66	212.60	580.28	445.26	1,160.31	2,043.88
3	Profit/(loss) before share of profit/(loss) of associates and joint ventures	(12.59)	(22.07)	43.53	(34.66)	109.05	143.38
4	Share of profit/(loss) of associates and joint ventures (net of tax)	(0.88)	(0.78)	(0.98)	(1.66)	(1.65)	(3.03)
5	Profit/(loss) before tax (3+4)	(13.47)	(22.85)	42.55	(36.32)	107.40	140.35
6	Tax expense						
	(i) Current tax charge/(credit)	0.10	0.15	(6.33)	0.25	5.31	0.05
	(ii) Deferred tax charge/(credit)	(3.76)	(6.07)	21.38	(9.83)	30.19	51.95
	Total	(3.66)	(5.92)	15.05	(9.58)	35.50	52.00
7	Net profit/(loss) for the period (5-6)	(9.81)	(16.93)	27.50	(26.74)	71.90	88.35
8	Other comprehensive income						
	(i) Items that will not be reclassified to profit and loss	0.01	0.30	(0.18)	0.31	(1.96)	1.96
	(ii) Income tax relating to items that will not be reclassified to profit and loss	-	(0.11)	0.06	(0.11)	0.69	(0.68)
	Total	0.01	0.19	(0.12)	0.20	(1.28)	1.28
9	Total Comprehensive Income for the period [Comprising Net profit for the period and Other Comprehensive Income for the period (7+8)]	(9.80)	(16.74)	27.38	(26.54)	70.62	89.63
	Attributable to:						
	Owners of the parent	(9.80)	(16.74)	27.38	(26.54)	70.62	89.63
	Non-controlling interests	-	-	-	-	-	-
	Of the Total Comprehensive Income above, Profit for the year attributable to:						
	Owners of the parent	(9.81)	(16.93)	27.50	(26.74)	71.90	88.35
	Non-controlling interests	-	-	-	-	-	-
	Of the Total Comprehensive Income above, Other Comprehensive income attributable to:						
	Owners of the parent	0.01	0.19	(0.12)	0.20	(1.28)	1.28
	Non-controlling interests	-	-	-	-	-	-
9(i)	Earnings per share (before extraordinary items) (of Rs. 5/- each) (not annualised):						
	a) Basic (in Rs.)	(0.41)	(0.71)	1.16	(1.13)	3.03	3.73
	b) Diluted (in Rs.)	(0.41)	(0.71)	1.16	(1.13)	3.03	3.73
9(ii)	Earnings per share (after extraordinary items) (of Rs. 5/- each) (not annualised):						
	a) Basic (in Rs.)	(0.41)	(0.71)	1.16	(1.13)	3.03	3.73
	b) Diluted (in Rs.)	(0.41)	(0.71)	1.16	(1.13)	3.03	3.73
10	Paid-up equity share capital (Face value of Rs. 5/- each)	118.58	118.58	118.58	118.58	118.58	118.58
11	Other equity (excluding Non-controlling interests) as per the balance sheet						1,795.27



Statement of Unaudited Consolidated Financial Results for the quarter and six months ended September 30, 2020

Notes:

- The above consolidated financial results of Puravankara Limited ('the Company') have been reviewed by the Audit Committee and approved at the meeting of the Board of Directors of the Company held on 13.11.2020. The statutory auditors of the Company have carried out a limited review on the above consolidated financial results of the Company for the quarter and six months ended September 30, 2020.
- The consolidated statement of assets and liabilities are as below :

		(Rs. in Crores)	
	Particulars	As at 30.09.2020 [Unaudited]	As at 31.03.2020 [Audited]
A	ASSETS		
1	Non-Current Assets		
	(a) Property, plant and equipment	75.54	85.13
	(b) Capital work in progress	0.09	-
	(c) Investment property	33.55	33.73
	(d) Intangible assets	11.76	3.11
	(e) Intangible assets under development	-	9.22
	(f) Financial assets		
	(i) Investments	131.22	132.46
	(ii) Loans	329.91	327.48
	(iii) Other financial assets	37.65	38.17
	(g) Deferred tax assets (net)	253.90	251.80
	(h) Assets for current tax (net)	49.25	64.28
	(i) Other non-current assets	157.39	158.39
	Sub-total - Non Current Assets	1,080.26	1,103.77
2	Current Assets		
	(a) Inventories	6,206.26	6,077.63
	(b) Financial assets		
	(i) Trade receivables	259.27	299.59
	(ii) Cash and cash equivalents	135.28	106.01
	(iii) Bank balances other than (ii) above	3.09	0.89
	(iv) Loans	83.47	80.13
	(v) Other financial assets	46.00	44.70
	(c) Other current assets	311.87	365.83
	Sub-total - Current Assets	7,045.24	6,974.78
	TOTAL ASSETS	8,125.50	8,078.55
B	EQUITY		
	(a) Equity share capital	118.58	118.58
	(b) Other equity attributable to:		
	(i) Owners of the parent company	1,768.73	1,795.27
	(ii) Non-controlling interest	1.20	1.20
	Sub-total - Equity	1,888.51	1,915.05
C	LIABILITIES		
1	Non-Current Liabilities		
	(a) Financial liabilities		
	(i) Borrowings	98.12	119.84
	(ii) Other financial liabilities	30.10	54.39
	(b) Provisions	8.42	10.06
	(c) Deferred tax liabilities (net)	-	7.79
	(d) Other non current liabilities	13.47	-
	Sub-total - Non Current Liabilities	150.11	192.08
2	Current Liabilities		
	(a) Financial liabilities		
	(i) Borrowings	955.75	932.00
	(ii) Trade payables		
	a) total outstanding dues of micro enterprises and small enterprises	22.20	9.22
	b) total outstanding dues of creditors other than micro enterprises and small enterprises	452.23	528.33
	(iii) Other financial liabilities	1,815.36	1,662.44
	(b) Other current liabilities	2,832.83	2,834.02
	(c) Provisions	8.26	5.41
	(d) Current tax liabilities (net)	0.25	-
	Sub-total - Current Liabilities	6,086.88	5,971.42
	TOTAL EQUITY AND LIABILITIES	8,125.50	8,078.55



Statement of Unaudited Consolidated Financial Results for the quarter and six months ended September 30, 2020

3 The consolidated statement of cash flows are as below:

(Rs. in Crores)		
Particulars	Half Year Ended	
	Year to date figures for the current period ended 30.09.2020 [Unaudited]	Year to date figures for the preceding period ended 30.09.2019 [Unaudited]
A. Cash flow from operating activities		
Profit/(Loss) before tax	(36.32)	107.40
Adjustments to reconcile profit after tax to net cash flows		
Share of loss from investment in associates and joint ventures	1.66	1.65
Depreciation and amortization expense	10.48	10.74
Liabilities no longer required written-back	(0.90)	(1.89)
Profit on sale of property, plant and equipment	0.01	0.48
Finance cost	171.78	172.79
Interest income	(10.16)	(12.87)
Operating profit before working capital changes	136.55	278.30
Working capital adjustments:		
(Increase)/ decrease in trade receivables	40.32	(33.73)
(Increase)/ decrease in inventories	(128.63)	466.88
Decrease/(increase) in loans	(2.90)	(5.45)
Decrease/(increase) in other financial assets	(1.30)	(17.09)
Decrease/(increase) in other assets	(23.23)	11.69
Increase/ (decrease) in trade payables	18.25	14.15
Increase/ (decrease) in other financial liabilities	(22.48)	17.19
Increase/ (decrease) in other liabilities	18.49	(406.94)
Increase/ (Decrease) in provisions	2.41	(3.96)
Cash (used in)/ received from operations	37.48	321.04
Income tax paid (net)	14.86	(4.04)
Net cash flows (used in)/from operating activities	52.34	317.00
B. Cash flows from investing activities		
Purchase of property, plant and equipment (including capital work in progress and capital advances)	(0.09)	(14.89)
Purchase of intangible assets	(0.29)	(0.23)
Purchase of Intangible assets under development	-	(1.74)
Proceeds from sale of property, plant and equipment	0.14	0.47
Investments made in equity of associates	-	(5.44)
Loans given to associates and joint ventures	(0.54)	-
Loans repaid by associates and joint ventures	-	0.75
Investment in bank deposits (original maturity of more than three months)	(9.24)	(38.58)
Redemption of bank deposits (original maturity of more than three months)	7.53	30.72
Interest received	4.54	4.70
Net cash flows from / (used in) investing activities	2.05	(24.24)
C. Cash flows from financing activities		
Proceeds from secured term loans	206.43	290.42
Repayment of secured term loans	(131.44)	(394.08)
Repayment of unsecured loan	(0.41)	-
Payment of lease liabilities	(5.29)	-
Finance cost paid	(77.93)	(172.00)
Net cash (used in)/from financing activities	(8.64)	(275.66)
Net (decrease)/increase in cash and cash equivalents (A + B + C)	45.75	17.10
Cash and cash equivalents at the beginning of the period	(30.19)	(6.60)
Cash and cash equivalents at the end of the period	15.56	10.50
Components of cash and cash equivalents		
Cash and cash equivalents as per balance sheet	135.28	178.46
Less: Cash credit facilities from banks	(119.72)	(167.96)
Cash and cash equivalents reported in cash flow	15.56	10.50

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Statement of Unaudited Consolidated Financial Results for the quarter and six months ended September 30, 2020

- 4 The Group's business activity falls within a single reportable segment, i.e., real estate development. Hence, there are no additional disclosures to be provided under Ind-AS 108 – Segment information with respect to the single reportable segment. Further, the Group is domiciled in India and does not have significant foreign operations.
- 5 The Group had initiated legal proceedings against its customer for recovery of receivables of Rs.15 crores, inventories of Rs.1 crore and customer's counter claim thereon, which is currently pending before the Commercial Court. Pending resolution of the aforesaid litigation, no provision has been made towards the customer's counter-claims and the underlying receivables and other assets are classified as good and recoverable in the accompanying financial results based on the legal opinion obtained by the management and management's evaluation of the ultimate outcome of the litigation.
- 6 The Group is subject to legal proceedings for obtaining clear and marketable title for certain properties wherein the Group has outstanding deposits and advances of Rs. 97 crores. Further, the Group has Rs. 10 crores recoverable from parties, which are subject to ongoing legal proceedings. Pending resolution of the aforesaid legal proceedings, no provision has been made towards any claims and the underlying recoverable, deposits and advances are classified as good and recoverable in the accompanying financial results based on the legal evaluation by the management of the ultimate outcome of the legal proceedings.
- 7 The outbreak of Covid-19 pandemic globally and in India has caused significant disturbance and slowdown of economic activities. Due to the lockdown announced by the Government, the Group's operations were slowed down/suspended for part of the current quarter and for the six months period ended September 30, 2020 and accordingly the accompanying financial results for the current quarter and six months period ended September 30, 2020 are impacted and not fully comparable with those of previous periods.

The Group has considered the possible effects that may result from the COVID-19 pandemic on the carrying value of assets including property, plant and equipment, investment property, investments, inventories, loans, land advance/deposits and receivables. In developing the assumptions relating to the possible future uncertainties in the economic conditions because of this pandemic, the Group, as at the date of approval of these financial results has used internal and external sources of information to assess the expected future performance of the Group. The Group has performed sensitivity analysis on the assumptions used and based on the current estimates, the Group expects that the carrying amount of these assets as at the period-end are fully recoverable. Though the management has availed for the moratorium on payment of loan instalments as provided by the Reserve Bank of India vide COVID-19 - Regulatory Package, the management has estimated the future cash flows for the Group with the possible effects that may result from the COVID-19 pandemic and does not foresee any adverse impact on realising its assets and in meeting its liabilities as and when they fall due. The actual impact of the COVID-19 pandemic may be different from that estimated as at the date of approval of these financial results.

During the six months period ended September 30, 2020, the Group has also made a detailed assessment of the progress of construction work on its ongoing projects during the period of lockdown and has concluded that the same was only a temporary slowdown in activities and has accordingly inventorised the borrowing costs incurred in accordance with Ind AS 23. The outbreak of Covid-19 has also resulted in delay in completion of certain ongoing customer contracts. In this regard, a wholly-owned subsidiary of the Company has initiated proceedings with its customer for extension of project completion timeline and waiver of liquidated damages amounting to Rs.9 crores. Pending resolution of the aforesaid matter, no provision has been made towards such liquidated damages in the accompanying financial results based on the terms of the customer contract and impact of Covid-19 pandemic.

The Government has initiated steps to lift the lockdown and the Group has resumed its operations gradually. The Group will continue to closely observe the evolving scenario and take into account any future developments arising out of the same.

- 8 Figures for Unaudited standalone financial results of the Company for the quarter and six months ended 30.09.2020 are as follows: (Rs. in Crores)

Particulars	Quarter ended 30.09.2020 [Unaudited]	Preceding Quarter ended 30.06.2020 [Unaudited]	Corresponding Quarter ended 30.09.2019 [Unaudited]	Year to date figures for the current period ended 30.09.2020 [Unaudited]	Year to date figures for the preceding period ended 30.09.2019 [Unaudited]	Previous Year ended 31.03.2020 [Audited]
Revenue from operations	147.22	141.04	366.03	288.26	627.63	1,271.36
Profit before tax	(16.67)	(15.76)	18.05	(32.43)	21.47	44.80
Profit after tax	(11.46)	(10.16)	15.14	(21.62)	17.59	30.51

The standalone financial results for the quarter and six months ended 30.09.2020 can be viewed on the Company website <http://www.puravankara.com> and also be viewed on the website of NSE and BSE.

For and on behalf of the Board of Directors of
Puravankara Limited

Nani R. Choksey

Nani R. Choksey
Vice-Chairman & Whole-time Director
DIN: 00504555

Bengaluru, India
November 13, 2020

